

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MARCH 30, 2011

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Ron Brown, Assistant County Attorney; Planners: Sophia Fisher, Stephen Gardner; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Ronis had a telephone conversation on 3/30/11 with Colleen Canovas regarding the T-Mobile Sterling application; on 3/14/11 spoke with Sheila Reilly regarding the T-Mobile application, and spoke with several other community members at the T-Mobile Sterling balloon fly on 3/14/11.
2. Ms. Maio had a telephone conversation on 3/24/11 with Frank Stearns of Community Wireless regarding three upcoming cell tower applications; had a telephone conversation on 3/30/11 with Mark Tate regarding the Fox Gate application.
3. Mr. Bayless had an on-site visit on 3/18/11 with Mrs. Reilly regarding the T-Mobile application; had multiple e-mail exchanges with residents of the Jefferson Knolls community regarding the T-Mobile Sterling application.
4. Mr. Keirce had e-mail exchanges on 3/16, 3/20, 3/21, 3/23, twice on 3/28, and once on 3/29/11 with residents of the Jefferson Knolls area regarding the T-Mobile Sterling application; on 3/10, 3/23, and 3/25/11 had e-mail exchanges with Zeb Hoffman regarding the Dulles Town Center application; on 3/20, 3/28, and 3/30/2011 had e-mail exchanges with Michael Banzhaf, representative for M.C. Dean, regarding the Fox Gate application; met on 3/23/11 with the Fox Gate applicant and Stephen Gardner regarding the Fox Gate application; on 3/24/11 had a phone conversation with John Andrews regarding the Stonewall Secure Business Park application; on 3/25/11 had a phone conversation with Frank Stearns regarding a cell tower in the Lenah area; on 3/28/11 had a phone conversation with Eric Trump regarding the upcoming Trump National Golf Course application; on 3/29/11 had a meeting with John Andrews on the Stonewall Secure Business Park site; on 3/29/11 had a phone conversation with John McGranahan regarding the Fox Gate application; on 3/30/11 had individual conversations with Charlie Jackson, John McGranahan, and Bob Hess regarding the Fox Gate application.
5. Mr. Ruedisueli had conversations this week with applicants for Fox Gate and T-Mobile Sterling.

B. WORKSESSION ITEMS

1. SPEX 2008-0030, CMPT 2008-0008, T-MOBILE STERLING

Dan Tulley, Network Building and Consulting, LLC presented information, photo-simulations, and a video from the balloon fly held on March 14, 2011.

Don Chiang, Radio Communication Engineer, T-Mobile USA presented information regarding current wireless trends, and discussed the proposed site.

Sheila Reilly, a Jefferson Knolls resident, discussed issues regarding location policies of the Telecommunication Policies, stated notification concerns, and provided a petition signed by over 600 residents opposing the application.

The Planning Commission will continue discussion of the application at a future worksession. Items for further discussion include the location of the tower on the site; and verification of distance from the cell tower to the neighbor's well, and setback standards for the church.

2. ZMAP 2008-0004, SPEX 2008-0023, FOX GATE

The Planning Commission forwarded ZMAP 2008-0004, SPEX 2008-0023, Fox Gate, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated March 31, 2009, revised to March 24, 2011, and with the attached Findings for Approval and as amended and discussed at the Planning Commission Worksession on March 30, 2011, including: 1) Proffer I.B.1., Health & Fitness Center limited to 30,000 square feet; 2) Proffer III.C. and D., further communication with the County Forester regarding the tree protection and preservation; 3) Proffer V.B., the athletic field construction will have additional coordination with the Department of Parks, Recreation and Community Services, as well as artificial turf standards; 4) CDP, Sheet 10, amendments to the frontage of Building J to ensure buffer and trails can be accommodated; 5) Proffer IV.E.3., revised as just discussed, and 6) Proffer IV.F., regional transportation contribution amendments as discussed at the March 30, 2011 Planning Commission Worksession.

And, the Planning Commission forwarded SPEX 2008-0023, Fox Gate, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated March 25, 2011 with the attached Findings for Approval and as amended at the March 30, 2011 Planning Commission Worksession.

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The Planning Commission recommended to the Board of Supervisors that any regional road contribution(s) collected from the Fox Gate application (ZMAP 2008-0004 and SPEX 2008-0023) and not otherwise used for the construction of either East Gate View Drive and/or Pleasant Valley Road and not earmarked for specific transportation improvements be allocated for the construction, right-of-way acquisition, and/or design of the section of Tall Cedars Parkway between Gum Springs Road (Route 659) and Pinebrook. This section of roadway is a critical missing link in the transportation infrastructure of the Dulles South community. Should this section of roadway be constructed and funded by others before a regional roadway contribution is collected

from the Fox Gate application, such contribution should then be directed at the discretion of the Board of Supervisors for the area defined as between Route 659 on the west, Braddock Road on the south, the Loudoun County line on the east, and Route 50 on the north, inclusive of the planned Tall Cedars Parkway/Route 50 interchange.
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